

HISTORIC AND ARCHITECTURAL PRESERVATION COMMISSION (HAPC)

Meeting Minutes

March 4, 2015

CALL TO ORDER

The March 4, 2015 meeting of the Oxford Historic and Architectural Preservation Commission was called to order at 6:00 p.m. by Kim Peterka, Chair. Members present were; Mike Kohus; Mike Smith, City Council Representative; Robert Benson, Planning Commission Representative, Bobbe Burke and Dan Haizman. Kelsey Sturgill was excused. Staff present was Sam Perry, Planner

APPROVAL OF AGENDA

Mr. Perry suggested the HAPC add to the agenda the formation of an Historic Inventory Assessment Subcommittee. Mr. Haizman made motion to approve the agenda as amended. Mr. Benson seconded the motion. All were in favor.

APPROVAL OF MINUTES

Mr. Benson made motion to approve the January 7, 2015 minutes as written. Mr. Haizman seconded the motion.

REVIEW

HAPC-2015-01 10 N. Beech Street, Princess Theater, partial demolition, renovation and 4-story mixed-use addition to an existing structure, **Platte Design, Applicant, Architect**

Mr. Perry provided a brief overview. Mr. Perry referenced the January HAPC meeting having participated in the pre-application discussion for 10 N. Beech Street. At that meeting a lot of feedback and options were shared. Mr. Perry stated that revisions out of that meeting were being provided at this meeting. Mr. Perry referred to several new renderings distributed at this meeting. Mr. Perry referred the HAPC to distributed historic guidelines to help with their review. Mr. Perry reminded the HAPC that they have 60 days to make their decision. Mr. Perry reminded the HAPC that there could be some things approved administratively if they were comfortable with doing so.

Mr. Kurt Platte, Applicant, was present along with the owners of the property. Mr. Platte referred to their presentation at the January meeting and HAPC's input. Mr. Platte described HAPC's suggestions to add a third floor addition to the theater building rather than having a four-story addition next to a two-story, possibly even demolish the theater but keep only the façade, lobby, and marquee, going only three stories, or to build all the way to the setbacks.

Mr. Platte stated that they discovered after Engineer review that demolishing the structure except for the façade would be difficult as the remaining structure be compromised. Therefore, Mr. Platte presented at this meeting a new design which included two brand new state-of-the-art movie theaters. Mr. Platte described their layouts. Mr. Platte continued that they were proposing to take down the entire structure, dismantle the marquee, arches, canopy and lights, removing from the site to store and then re-install. Mr. Platte described the canopy's backdrop and stated that the residential entrance would be a glass "hyphen" design from which the marquee would reflect from. Mr. Platte described the materials for the structure: glass, metal, stone, white painted brick piers, and the Oxford red brick on the residential portion. On the alley elevation, a "factory" design including industrial looking windows. The rear of the structure would be block. Mr. Platte stated the design would include breaking up the massiveness up so that the structure would be more in proportion with the rest of the surrounding buildings. Mr. Platte referenced a Duke Energy letter outlining the setback requirement for utilities. Mr. Platte also noted the structure would include a basement.

Mr. Benson inquired about the fire exit door locations. Ms. Peterka inquired about the removal of the piers, arches, and bay window from the design which existed on the structure presently. Mr. Platte stated their wish was to coordinate with the Oxford design, and didn't feel these details fit, and that they wanted to simplify the backdrop of the marquee. Mr. Platte stated they felt that simplicity celebrated the look of the marquee; the canvas should be simple. The signage will reflect into the glass canvas. Mr. Benson inquired if the theater lobby space was two stories. Mr. Platte stated no. Ms. Burke inquired about window treatments in the residential units and hoping that flags, etc., would not be allowed. Mr. Rodbro stated they could put restrictions in the lease. Mr. Perry did reference the provision in the zoning code allowing 50% window coverage. Mr. Haizman stated a condition could be put in the lease.

Mr. Benson inquired about the material for the cornice. Mr. Platte stated painted wood. Mr. Platte also noted that they removed the cornice brackets from the design.

Mr. Rodbro stated the owners were committed at this point in moving forward. Mr. Rodbro reviewed theater occupancies. Mr. Perry referred to 1331.063 removal (demolition) and the need to go through the decision criteria. The HAPC discussed conditions for removal and having to meet two of the conditions. Discussion followed. The HAPC agreed that conditions C and E were met: C. the structure is not consistent with other structures in the district in terms of historic character, architectural style, construction material, height, setback or mass; E. the applicant has a plan for the re-use of the property, which mitigates any adverse effects of the proposed removal upon the property, the streetscape and the district....

Mr. Platte stated that the ticket box office may or may not be located outside. Mr. Platte stated it is shown in the rendering. Mr. Perry stated that the Applicant would have to come before the BZA for reattachment of the marquee and that construction in the ROW would have to be approved by City Administration or City Council as the canopy is partly in the ROW. Mr. Smith agreed stating there are items that will have to be coordinated with the City before final approvals.

Ms. Kathleen Zien, present in the audience, inquired about the industrial windows shown in the revised drawing and not having been discussed at the January HAPC meeting. Mr. Platte responded the window choice was because they are located on the alleyway and would be a great vista seen as an industrial look window. Mr. Platte noted that windows were not allowed on the rear. Discussion followed.

Mr. Platte stated their design wanted to feature loft living and that the feel of an industrial window was more appropriate for an alley.

Mr. Perry referred to a bond requirement as part of the conditions for removal, and asked that the bond be at least the amount to cover the preservation and conservation of the canopy; the conditions state 10% of the demolition cost. Mr. Perry stated his desire was for the financial security for preserving what was left. This would also have to be listed as one of the conditions of approval.

The HAPC reviewed the decision standards. Discussion followed. All agreed the applicant met 1331.063(2)C and E.

Mr. Benson made motion to approve HAPC-2015-01 based upon having met the decision criteria and with conditions: That, any modifications to the exterior design as a result of any other City Board or Commission or permit review decisions are re-presented to the HAPC; that, all final details of the building, including but not limited to brick color, window frame selections, door selections, cornice and band finishes and color, signage, lighting, and streetscape are reviewed and approved by HAPC prior to installation/construction; the selections will be reviewed administratively; that, the performance bond requirement is waived for the new building, but is required for the canopy reconstruction. Mr. Kohus seconded the motion. All were in favor.

Ms. Burke stated that this was a positive process having a pre- and final approval. Ms. Burke inquired Mr. Rodbro how he felt about the process. Mr. Rodbro stated that initially he was confused what the initial meeting represented, but took feedback and felt that the collaborative product was fantastic.

CORRESPONDENCE AND ANNOUNCEMENTS

Mr. Smith announced that a kickoff meeting for 2015 May Preservation Month Walking Tours took place. Mr. Smith stated there are five Saturdays in May and that almost all of the tours were located outside of the historic district but still relevant locations. Mr. Smith continued that some of the tours would involve interior tours. Mr. Smith described the various locations for the historic tours. Ms. Burke inquired about choosing student interest areas and advertising in the student newspaper, and offering them only to students and that commenting could be tailored with student interests. All agreed this was a great idea. Mr. Perry suggested the Building Doctor workshop possibly could be tied in as well. Ms. Peterka suggested past historic fraternity house tours.

The HAPC discussed dates for the Historic Marker Award Ceremony.

Mr. Perry stated he has been working with a group connected with the Presidential Scenic Byway which celebrates presidential connections to the area. Mr. Perry discussed the existing signage for the Byway and looking at replacing the signage with customized signage. Mr. Perry shared that this could be a good tourism offering.

Mr. Benson inquired the HAPC if they should become aware of an historic property that is endangered, what would be the appropriate way for the HAPC to bring to the public's attention; possibly finding a different owner or a different function for the property. Mr. Perry responded that long-range the property could get added to an Endangered List, if short-term there is a Preserve Ohio application and the property could be added to the list; also, promoting awareness of endangered properties and an option of notifying local governmental agencies; and networking. Discussion followed. A suggestion was made for the creation of an HAPC newsletter. All agreed that the HAPC usually find out about these kinds of properties too late. It was suggested that possibly the HAPC could offer the general public to come up with options to approach property owners for reuse plans. Mr. Perry noted that there have been major building relocations occur in Oxford. Discussion followed.

Mr. Perry announced that Alan Kyger would like to report on the history of Issue 20 and what HAPC is doing. Discussion followed regarding scheduling for a future HAPC work session. The Commission agreed that the April meeting would work.

The HAPC discussed the historic marker application deadline and pushing it back from the normal May 1 deadline. Discussion followed. Everyone agreed to June 1 to factor in the ordering of the markers. The HAPC discussed dates to schedule Historic Marker Workshops and potential marker candidates. Everyone was in agreement for a workshop on April 18. Mr. Perry suggested 4 or 5 properties be candidates for historic marker awards. Mr. Perry reminded the HAPC that HAPC members are assigned to provide guidance to the properties and the HAPC member would approach the potential candidate. All agreed that this event has turned out to be great for the community. Mr. Perry and Jung Han Chen have already got speaker picked out. Everyone agreed they needed to offer a weeknight marker workshop possibly at the end of April (maybe the 21st). Ms. Burke suggested having a workshop after one of the first historic preservation tours to get interest. Everyone thought that was a good idea. Mr. Perry stated that staff had not received any applications.

Mr. Perry inquired about the Thobe House located next door to the Talawanda School District Administrative office, since the Thobe House was a recipient last year.

Other suggested candidates were discussed: Kumler House, owner by Mr. Hoelzer. The Old Morgue, possibly Steve Gordon handle. Mr. Perry stated that Mr. Gordon was extremely busy right now. Ms. Burke inquired about the fire station. Ms. Kathleen Zien suggested homes located on Walnut Street.

Mr. Perry stated he would gather a list of candidates, distribute the list and asked HAPC to assign themselves to one and make contact with the owner of the property.

Mr. Perry inquired about the Preservation Awards and suggested J.C. Rupel 123 S. College and possibly FIJI House since they preserved the front of the structure.

Mr. Perry announced that the history kiosk at the Lane Library was still moving forward and that he was working with the contractor. The new Library is to open in September.

NEW BUSINESS

Ms. Peterka wished to discuss the approval of a Historic Inventory Subcommittee and HAPC participants. Mr. Perry stated that Mr. Kohus and Mr. Haizman wished to serve on the committee. Mr. Benson made motion to approve Mr. Kohus and Haizman as members. Mr. Smith seconded the motion. All were in favor.

Mr. Perry inquired how often the HAPC would like to provide an update to City Council regarding their January 20 discussions. All agreed to at least quarterly.

Ms. Peterka referred to new windows at the hotel on corner of Main Street and Walnut Street. Mr. Haizman noted that Skipper's has installed two chalkboard signs on their trees. Mr. Perry noted that he has been dealing with a multiple leasing banner/yard signage issue located at Beech and Walnut Streets.

GOALS AND OBJECTIVES

Ms. Peterka reviewed the 2015 Commission goals and objectives:

Colors For Oxford – need to meet with the Rupel's regarding 123 S. College to discuss exterior colors. All agreed that the HAPC cannot dictate color choices but can provide guidance as we want to provide positive outreach.

Mr. Perry shared that street bricking on Campus Avenue and Poplar Street, beginning at High Street would take place this summer.

Mr. Smith stated he has not worked on the boundary signage/gateway signage.
Discussion followed.

Mr. Perry discussed developing a 5 year plan and place action dates with the items. Discussion followed.

OLD BUSINESS

There was none.

ADJOURNMENT

Ms. Peterka adjourned the meeting. Mr. Benson seconded the motion. The meeting adjourned at 7:30 p.m.